

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 19 July 2010, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Meeting called to order at 7:00 PM by Jim Russell, who led the assembly in the Pledge of Allegiance.

13 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Steve Smith, Jim Russell, Jack Wood, Eileen Delaney, Jackie Heyneman, Donna Gebhart, Michele Bain, Roy Moosa, Paul Schaden and Harry Christiansen. Paul Schaden and John Crouch were excused.

Jim Russell informed all present that there will be seven seats up for the November election. Filing starts on 12 July and ends on 6 August at 5:00 pm. Fallbrook residents can apply at the Registrar of Voters.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Mrs. Voigt stated that she had attended the meetings when Walgreens was proposing their Fallbrook store. She remembered that there had been promises that there would be no liquor sales. Now she goes into the store and there are large displays for the Liquor sales. Mrs. Voigt felt there was a concentration of liquor licenses in the Fallbrook area and wanted to know how this happened.

Mr. Russell commented that liquor licensing was controlled by the State, not the County and certainly not the Planning Group.

Mr. Harrington informed the Group that the County of Riverside had received the consultant review if the comments on the Liberty Quarry Draft Environmental Impact Report. The County of Riverside Planning Department had begun reviewing the report and over the next several months would complete that review and then decide whether to modify the EIR and put out for additional public review as a draft or final report. There was no estimate at this time as to when the report would go out again for public review.

2. Approval of the minutes for the meetings of 21 June 2010. Voting item.

Mr. Moosa motioned to approve the minutes and the motion passed unanimously.

3. AD10-030 Request for an Administrative Permit to construct a 6 foot high solid block wall, with an entry gate, along the property line for privacy on the 3.44 acres located at 1350 Santa Margarita Drive. Owner and contact person, Michael & Sarah Davis 760-728-0050. County planner Amber Griffith, (858) 694-2423, Amber.Griffith@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (6/9)

The applicant was not present. Mr. Wood stated that the Land Use Committee had reviewed the request and viewed the property. He felt the wall presented no immediate safety issue and had an attractive appearance.

Mr. David Allen (a neighbor) stated that he felt the wall was too high and was not consistent with the other neighborhood improvements.

Ms. Burdick felt the wall was attractive but was unsure on the location of the wall in relationship to the road easement.

After limited discussion it was unclear that an approval of the wall would be waiving easement, setback or height restrictions or all three.

Ms. Heyneman motioned to continue the request and the motion passed unanimously.

4. P10-015 Salem Carwash. Request for a Major Use Permit to construct and operate a carwash and auto repair / oil change business located at 936 east Mission Road. The project consists of construction of 5,020 square foot carwash building containing carwash tunnel, five detail bays, equipment room, staff break room, office, restroom and small store; 2,128 square foot auto repair / oil change building containing three work bays, waiting room, office, restroom and oil storage area; and associated landscaping and parking. Access would be provided by a two driveways connecting to East Mission Road. The project would be served by sewer and imported water from the Fallbrook Public Utilities District. Earthwork would consist of cut and export of 750 cubic yards of material. The site contains an existing gas station, 2,200 square foot convenience food retail store and a canopy that covers six fuel pumps, which would remain. The carwash and auto repair / oil change businesses would operate daily (seven days per week) from 8:00am to 8:00pm. These proposed operations would require a total of 15 employees and are expected to service an average of 100 persons per day within an approximately 10 mile service area. The project site is located at 936 East Mission Road in the Fallbrook Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Country Towns (CT), Land Use Designation (13) General Commercial. Zoning for the site is C36 (General Commercial). The property has a "B" Special Area Designator which requires Community Design Review for all construction. The site is currently governed by a Site Plan (S93-011W1). The property has a "B" Special Area Designator, which requires Community Design Review for all construction and outdoor use projects pursuant to Section 5750 of the Zoning Ordinance. If approved, the Major Use Permit would supersede S93-011W1. Additionally, the applicant is requesting an Exemption to a Road Standard to keep the width of East Mission at 51 feet instead of the required 55 feet. Owner William Salem. Contact person Thomas Fitzmaurice 858-483-3634, Thomas@fc-cerom. County planner: Amber Griffith, (858) 694-2423, Amber.Griffith@sdcounty.ca.gov. **Land Use, Circulation, Design Review, and Parks & Recreation Committees.** Community input. Voting item. (6/17)

Mr. Fitzmaurice introduced the project. He detailed the cost considerations of moving the curb gutter and sidewalk 4 additional feet to the North. He noted several locations where planters with additional trees were proposed. Also his client was willing to paint the directional signage in the paving to aid the on-site traffic flow. In addition, the hours of operation for the car wash were going to be restricted to 6:00 pm instead of 8:00 pm to address concerns with noise.

Mr. Wood reported that the Land Use Committee had reviewed the request and felt the use was appropriate for the site.

Ms. Burdick reported that the Circulation Committee had reviewed the project and had many concerns with the project. But due to the minimal additional traffic flow and appropriate use had approved the Exemption to the Road Standard and had separately approved the project with a list of concerns.

Ms. Dooley commented that the project appeared to be over loading the site.

Mr. Moosa had concerns with the on site traffic circulation.

After lengthily discussion two motions were made.

Mr. Harrington motioned that the request to waive the additional road dedication along East Mission Road (4 feet North) be approved. The motion was approved with 10 in favor. Ms. Bain, Ms. Dooley and Mr. Russell voted against.

Mr. Wood motioned that the project be approved with consideration given to a 37 foot driveway, to issues related to internal traffic flow, employee parking, and directional striping at the entrances. This motion passed with 9 votes in favor. Mr. Moosa, Mr. Russell, Ms. Bain and Ms. Dooley voted no.

5. Request for a Variance to the Fallbrook Design review Guidelines for Roof top Exterior Signage for the new Fallbrook Library. Contacts: Amanda Parks, aparks@fpbarch.com & Jerri Patchett, fjpatchett@sbcglobal.net. **Design Review Committee.** Community Input. Non-voting Item. (6/25)

Mr. Phil Pape introduced the request. While the roof top sign had been removed from the request there were several safety and Library signs proposed around the site.

Ms. Delaney reported that the Design Review Committee had reviewed the signage and had no concerns with the proposal.

After limited discussion Ms. Delaney motioned to approve the request as presented. The motion passed unanimously.

6. Appoint Roy Moosa as Vice Chair Land Use Committee. Community input. Voting item.

Mr. Russell nominated Mr. Moosa as the vice Chair for the Land Use Committee. The nomination was approved with 12 votes in favor. Mr. Moosa abstained.

7. Election of the 1st Vice Chairman and possibly the 2nd Vice Chairman. Voting item.

Mr. Christiansen nominated Jack Wood as first vice chair and Eileen Delaney as second vice chair. Ms. Gebhart nominated Tom Harrington as second vice chair. Mr. Wood's nomination was approved unanimously. Ms. Delaney's nomination was approved with 11 votes in favor. Ms. Gebhart and Mr. Smith voted for Mr. Harrington's nomination.

8. Discussion on the San Diego County's Traffic Committees review of the request by Magnus Eggie for the signalization of the intersection of South Mission Road and Pepper Tree Lane. DPW Unit Manager Kenton Jones, 858-874-4009. **Circulation Committee.** Community input. Voting item.

Ms. Burdick introduced the request. She stated that County staff had reviewed the request and found that the intersection meets 4 out of 8 warrants for signalization. But one critical warrant not met was an accident history.

Mr. Christiansen felt that there were several other intersections that would supersede this intersection in priority. Additionally, when the empty lot at the intersection or Pepper Tree Park is built signalization will be required.

Ms. Burdick motioned to approve the request. The motion did not pass with only Ms. Burdick and Mr. Harrington voting in favor.

9. Workshop to provide ideas to the county on ways for the community to provide input on land use issues while limiting the liability to Planning Group members as well as to the county. As a result

of the designation of Planning Group members as public officials and the adoption of the Conflict of Interest Codes, The Board of Supervisors has directed DPLU staff to work with Planning and Sponsor Groups to develop other alternatives for community representation that would reduce the liability of Planning Groups and the County of San Diego. **Land Use, Circulation, Design Review, and Parks & Recreation Committees.** Community input. Voting item.

Mr. Russell introduced the item stating that Planning Groups had been asked ways to gather additional community input. Some of the ideas discussed were as follows:

Televised Planning Commission meeting with live community input.

Have regional Planning Commissions.

Have DPLU Offices in each community presenting issues.

Have Planning Group covered under their own liability insurance.

10. Request from Donna Moinfar 584-9092, donnamoinfar@yahoo.com for comments from the Planning Group on her request to rezone from residential to commercial the 3.4 acres located on the north side of SR76 one mile west of I-15 (just west of Sage Road). Community input. Non-voting item (7/2)

Item pulled by the applicant from the agenda.

The meeting was adjourned at 9:10 pm.

Tom Harrington, secretary